

**PLAN COMMISSION OF THE CITY OF HUDSON, WISCONSIN**

**Tuesday, March 26, 2019 6:00 p.m.  
Council Chambers of City Hall, 505 Third Street**

**AGENDA**

(Click on agenda items highlighted in blue to access documents related to that item)

1. Call to Order
2. [Discussion and possible action on March 12, 2019 meeting minutes](#)
3. New Business
  - A. [Public hearing for a conditional use permit to add additional signage to the freestanding sign at the Plaza 94 shopping center at 1701-1801 Ward Avenue – Kraus Anderson](#)
  - B. [Discussion and Possible Action for a conditional use permit to add additional signage to the freestanding sign at the Plaza 94 shopping center at 1701-1801 Ward Avenue – Kraus Anderson](#)
  - C. [Eleventh Street Bridge Update](#)
4. Unfinished Business
  - A. [Discussion and possible action on recommending the Common Council set a public hearing date for an amendment to Municipal Code, Chapter 255, Zoning to include small animal or reptile education businesses](#)
5. Communications and Items for Future Agendas
6. Adjournment

Emily Sorenson, Acting Secretary

Posted in City Hall lobbies and emailed to *Hudson Star-Observer* on 3/22/2019



REGULAR MEETING OF THE PLAN COMMISSION  
CITY OF HUDSON  
Tuesday, March 12, 2019

The Plan Commission meeting was called to order by Chairman O'Connor at 6:03 p.m.

PRESENT. Pat Casanova, Randy Morrisette, Rich O'Connor, Mary Claire Potter, Frank Rhoades, and Fred Yoerg.

ABSENT. Kurt TeWinkel.

OTHERS PRESENT. Janele Taveggia, Todd Hubmer, Klint Klass, Quinn O'Leary, Dennis Kroll, Marianne Buckman, Olivia Gavic, Emily Sorenson, Tiffany Weiss, Mike Johnson, and others present.

Discussion and possible action on February 26, 2019 meeting minutes. Motion by Casanova, seconded by Potter to approve the minutes of the February 26, 2019 Plan Commission meeting. All Ayes (6). Motion Carried.

**NEW BUSINESS.**

Discussion and possible action on the Final Plat for St. Croix Meadows Redevelopment

Tiffany Weiss, Associate City Planner, reviewed the staff report and conditions of approval. Weiss noted a suggested change to the fifth condition to read "...to provide adequate access to all lots not abutting public right of way prior to final plat recording." Quinn O'Leary, 380 Tower Road, inquired if there would be access onto Tower Road. O'Leary continued to state that access would be unsafe and traffic to Tower Road. Randy Stensgaard, 391 Tower Road, asked if there would be an access on to Tower Road. Janele Taveggia, WSB Engineering, clarified that only a portion of public right of way will be dedicated to public on Tower Road and there will not any direct road access to Tower Road. Taveggia noted that Lot 12 will encompass the multi-family use and any changes to the land use in the proposed plat would require an amendment to the master plan. Taveggia continued to state that Outlot 5 will be dedicated to the public in the future as a public road to access the 2.5 acre public park. It was clarified that Outlot 2 covered steep, unbuildable lands. Motion by Yoerg, seconded by Rhoades to approve the final plat with the following condition(s):

1. That all existing utility easements the City of Hudson has interest in, which are determined to be no longer necessary to support the newly platted development, be released upon review and approval by City Staff and Attorney.
2. That a master plan amendment to the comprehensive plan be provided and submitted to the City for Lot 12 to provide for proposed residential housing types and locations that may be different than the existing approved master development plan.
3. That a master plan amendment shall be subject to approval by Common Council for any significant change proposed from the November 12, 2018 approved master development plan.
4. That a second phase development agreement between the City and the Developer be approved by Common Council prior to the issuance of any building permit on any of the newly platted lots.
5. The recorded overall access agreement be approved by the City Attorney and City staff and determined to provide adequate access to all lots not abutting public right of way prior to final plat recording

All Ayes (6). Motion Carried.



REGULAR MEETING OF THE PLAN COMMISSION  
CITY OF HUDSON  
Tuesday, March 12, 2019

Discussion and possible action on concept development plans for 411 Second Street – Marianne Buckman Weiss reviewed the staff report and noted the recommended condition of approval addition to require site improvements to adhere to NR118. Dennis Kroll, Kroll & Associates Architecture, presented the proposed building alterations and additions. Casanova confirmed that the applicant is aware that the view to the west of the building may change in the future. Potter inquired if the neighboring property owners were aware of the proposed changes. Kroll confirmed that building would be built up to the zero-lot lines. Marianne Buckman, applicant, said that she plans to contact the neighboring property owners. Potter asked whether the construction would be staged in the alley or Second Street. Kroll stated that there would be no need to enter from Second Street. Discussion was held regarding parking requirements and building elevations. Motion by Casanova, seconded by Yoerg to approve the concept development plans with the following condition(s):

1. That the site improvements adhere to the approved development and construction processes within the city.
2. That all staff comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Plan Commission and Common Council.
3. That the site improvements adhere to NR118 St. Croix National Scenic Riverway requirements.

All Ayes (6). Motion Carried.

Discussion and possible action on recommendation to Council on temporary zoning for those lands included in the Creative Home Construction Investments, LLC/Douglas N & Linda K Foster petition for direct annexation by unanimous approval, parcels 020-1097-70-000. Weiss reviewed the staff report. Motion by Yoerg, seconded by Rhoades to recommend the Common Council zone the properties in the petition to the City's AR-Agricultural Residential zoning district. All Ayes (6). Motion Carried.

#### **UNFINISHED BUSINESS.**

Discussion and possible action on recommending the Common Council set a public hearing date for an amendment to Municipal Code, Chapter 255, Zoning to include small animal or reptile education businesses. Discussion was held regarding safety and possible approval process for businesses of this type. Johnson proposed that staff would bring a draft ordinance to the next Plan Commission meeting prior to the Plan Commission recommending the Common Council set a public hearing date.

#### **COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.**

Morrisette stated he would like the Eleventh Street bridge to continue to be considered for improvement. Johnson stated that staff can reach out to SEH's traffic engineer and the Wisconsin DOT. Johnson stated that improvements to the Eleventh Street bridge would likely tie into any enhancements to the Exit 2 interchange.

Yoerg inquired as to the status of the review of the paint color of a Third Street building. Johnson stated that Mary Claire Potter had been appointed to the Downtown Design Review Committee. Yoerg and Casanova asked if an item could be placed on the Plan Commission agenda in the future to request the Common Council direct the Downtown Review Committee to hear the appeal. O'Connor stated that he would inquire with the Committee Chair.



REGULAR MEETING OF THE PLAN COMMISSION  
CITY OF HUDSON  
Tuesday, March 12, 2019

**ADJOURNMENT.**

Motion by Yoerg, seconded by Casanova to adjourn at 6:43 p.m. All Ayes (6). Motion Carried.

Respectfully submitted,  
Emily Sorenson, Acting Secretary

DRAFT



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*Associate City Planner*  
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Emily Sorenson  
*Community Development Clerk*  
esorenson@ci.hudson.wi.us  
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**NOTICE OF PUBLIC HEARING  
PLAN COMMISSION, CITY OF HUDSON, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of Hudson, Wisconsin will hold a public hearing on Tuesday, March 26, 2019 at 6:00 p.m. in the City Hall Council Chambers, 505 Third Street, Hudson, Wisconsin to invite public comment in regard to the consideration of an application for a conditional use permit for Kraus Anderson, Inc. dba Plaza 94, to add additional freestanding area signage at 1701-1801 Ward Avenue (Plaza 94 south parking lot). The legal description of the property location of the sign is part of Clymer's Commercial Addition, Block F, City of Hudson, St. Croix County, Wisconsin. If you have any comments or questions in regard to this matter you may contact Mike Johnson, Community Development Director, City Hall, 505 Third Street, Hudson, Wisconsin, 715-386-4776.

Dated this 1<sup>st</sup> day of March 2019  
Emily Sorenson, Community Development Clerk

Publish Class II notice, March 7 & 14, 2019 in *Hudson Star-Observer*; send affidavit of publication

Forwarded to Star-Observer, 3-1-19,  
Posted in city hall lobbies, 3-1-19

cc:	Johnson	Rogers
	Munkittrick	Plan Commission
	O'Connor	Spectrum Sign Systems, Inc.
	Willi	Kraus Anderson Inc.



505 Third Street  
Hudson, Wisconsin 54016  
ph: (715)-386-4765 fx: (715)386-3385  
www.ci.hudson.wi.us

**TO:** Plan Commission

**FROM:** Community Development

**DATE:** March 26, 2019

**SUBJECT:** Public hearing for a conditional use permit to add additional signage to the freestanding sign at the Plaza 94 shopping center at 1701-1801 Ward Avenue – Kraus Anderson

Discussion and possible action for a conditional use permit to add additional signage to the freestanding sign at the Plaza 94 shopping center at 1701-1801 Ward Avenue – Kraus Anderson

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**BACKGROUND:**

Spectrum Sign Systems, Inc. on behalf of Kraus Anderson has submitted a master sign plan revision to add one 3'x8' tile to the currently existing freestanding sign located at the Plaza 94 shopping center. Due to the growing number of tenants, the need to allow more advertising space on the freestanding sign has been identified.

In 2009, three additional tiles were added to the sign by conditional use permit, bringing the total square footage of sign face to 272 ft<sup>2</sup>. With this additional tile, the overall proposed sign area would be 296 ft<sup>2</sup>. The City of Hudson's master sign code allows for freestanding signs to have up to 300 ft<sup>2</sup> of sign space. With this proposed addition, there would remain 13' 10" of open space beneath the sign.

This conditional use permit is to amend the previous 2009 conditional use permit that amended the master sign plan for the Plaza 94 shopping center.

Staff has not received any comments from neighboring residents.

**STAFF RECOMMENDATION:**

Recommends approval of the additional signage to the Plaza 94 shopping center's freestanding sign at 1701-1801 Ward Avenue.

However – as a public hearing will be held at the Plan Commission Meeting, testimony from the public should be listened to and considered before deciding on the requested conditional use permit.

**ACTION REQUESTED:**

Approve the additional 24 ft<sup>2</sup> of signage for the freestanding sign at 1701-1801 Ward Avenue with the following conditions:

1. That the applicant adheres to all state, federal, and local permitting requirements.
2. That any signs in the city right-of-way at Plaza 94 excepting the Farmer's Market sign be removed.

**ATTACHMENTS:**

Conditional Use Permit Application

Prepared by: Tiffany Weiss, Associate City Planner

Through: Mike Johnson, AICP, Community Development Director

1

KA - Plaza 94 Pylon

181066

 **SPECTRUM**  
SIGN SYSTEMS, INC

8786 W 35W Service Dr  
Blaine, MN 55449  
763.432.7447 OFFICE  
763.208.9159 FAX  
www.spectrum-signs.com

CLIENT INFORMATION

Kraus Anderson Realty  
Attn: Shawn Wiski  
501 South Eighth St.  
Minneapolis, MN 55404

PHONE

612-332-7281

JOBSITE

1701-1901 Ward Ave.  
Hudson, WI

DATE/REVISIONS

2-15-19	

DESIGNER

Marissa Glaser

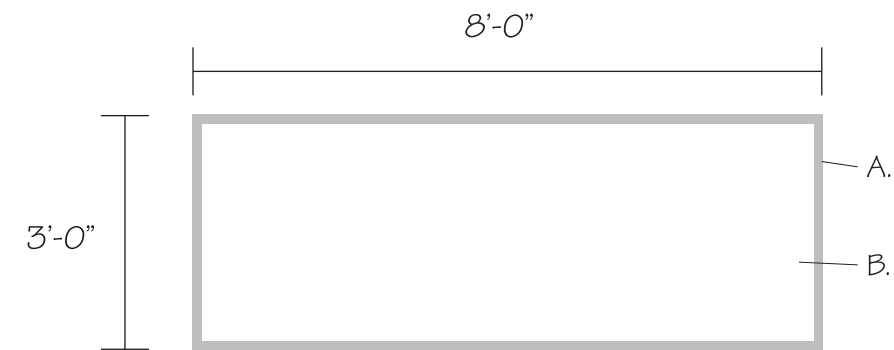
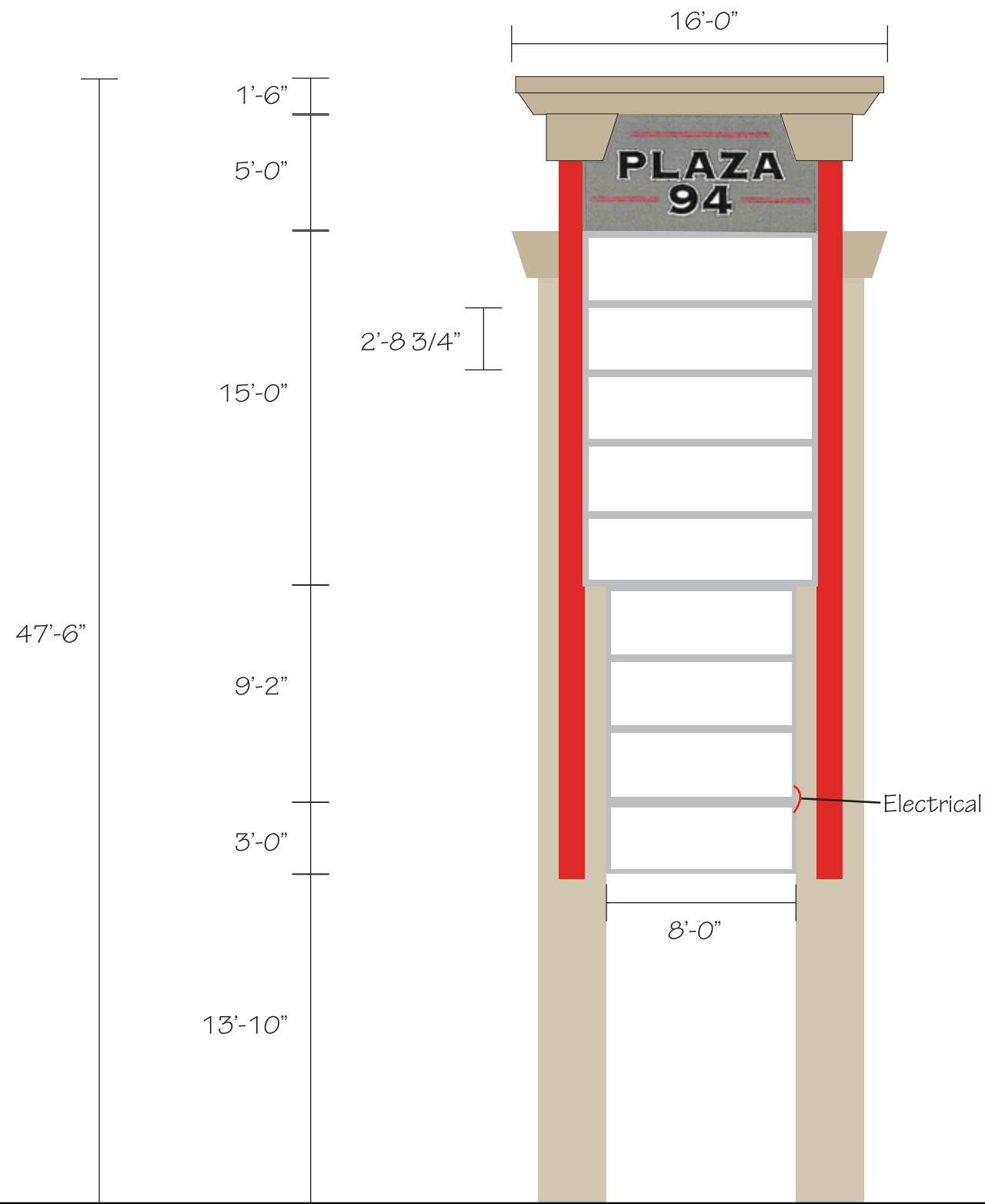
SALESPERSON

Rick Ferraro

This drawing is the exclusive property of Spectrum Sign Systems, Inc. It is not to be produced or duplicated without the written consent of Spectrum Sign Systems, Inc. Distribution of this drawing for the purpose of constructing the sign by anyone other than Spectrum Sign Systems, Inc., is strictly prohibited. If such an event occurs Spectrum Sign Systems will be reimbursed \$1,000.00 per occurrence.

Customer Approval

Date



Furnish and Install (1) 3'-0" x 8'-0" D/F LED Illuminated Cabinet  
Installed In Existing Pylon Sign  
A. Cabinet Finished to Match Existing (color TBV)  
B. White Polycarbonate Face

Grade: \_\_\_\_\_

- Due to variances among color monitors, the colors shown may vary from actual finish color -



2

KA - Plaza 94 Pylon

181066

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Attn: Shawn Wiski  
501 South Eighth St.  
Minneapolis, MN 55404

PHONE

612-332-7281

JOB SITE

1701-1901 Ward Ave.  
Hudson, WI

DATE/REVISIONS

2-15-19

DESIGNER

Marissa Glaser

SALESPERSON

Rick Ferraro

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Customer Approval

Date



Existing



Proposed



505 Third Street  
Hudson, Wisconsin 54016  
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www.ci.hudson.wi.us

**TO:** Plan Commission

**FROM:** Community Development

**DATE:** March 26, 2019

**SUBJECT:** Eleventh Street/Heggen Street Bridge

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**BACKGROUND:**

Following the last Plan Commission meeting, staff discussed the ongoing concern about the capacity issues of the 11<sup>th</sup> Street bridge. Staff directed the consulting traffic engineer to provide some guidance on how the City could best proceed. The following is a summary report with options that the City may consider moving forward:

*We reviewed the intersections of Heggen Street with Coulee Road and Crest View Drive and the bridge over Interstate Highway 94. Traffic counts were made at the intersection in May 2018 and used as an evaluation of alternate routes in the Carmichael Road Corridor study,*

*The Heggen Street bridge is one of only two bridges across I-94 connecting the north and south sides of Hudson. The Coulee Road intersection is directly adjacent to the bridge and slope to I-94. The Crest View Drive intersection is about 125 feet from the bridge end. The Corridor Study provided the following information about the bridge and intersections:*

*"The intersections of Heggen Street and Crest View Drive on the south side of I-94 (South intersection) and 11th Street and Coulee Road on the north side of I-94 (North intersection) are already busy and often congested. In the AM peak hour, the Heggen Street Bridge carries 550 vehicles in each direction. In the PM peak hour, the bridge carries 750 vehicles southbound and 850 northbound, based on turning movement counts made in May 2018.*

*"Based on the turning movements at the intersections on either side of the bridge and traffic volume data and observations made at other intersections, the Heggen Street Bridge already serves as a route to and from destinations on the south side of I-94. It not only serves as a local connection across the bridge, but serves Minnesota traffic using a route of Exit 1 (Highway 35 north), 2nd Street, and Coulee Road where their south trip end is in the western portion of the industrial area."*

*The Coulee Road intersection is congested in the peak hours. The heaviest volume is northbound in both AM and PM peak hours and during the day. The PM peak has 1552 vehicles with 351 turning right traveling primarily to commercial businesses or the*

westbound slip ramp to I-94. There are also 247 left turn and 203 through movements.

There are three eastbound lanes on Coulee Road and the separate right turn lane carries 377 vehicles. The short left turn lane is adequate for the 69 left turns. Westbound traffic has two lanes and the left turn lane carries 167 vehicles. The combined right turn and thru lane is adequate for the combined 221 vehicles. The southbound approach has the lightest volume.

The bridge width is approximately 47 feet. It is currently marked for three lanes; a single lane in each direction and a left turn lane for each adjacent intersection. The northbound lane is adjacent to a concrete barrier and the southbound lane adjacent to a sidewalk, although the current lane widths provide adequate clearance distances. A four lane section would require 50 to 54 feet for these conditions.

While it is possible to mark the lanes for 4 lanes to provide separate thru and right turn lanes at the Coulee Road intersection (12', 11.5', 11.5', and 12'), the right turn lane would be only 12 feet wide adjacent to the barrier wall. The southbound lane would only be 12 feet wide and pedestrians would be vulnerable to close traffic, especially truck mirrors. Trucks turning onto the southbound lanes on the bridge would have a very difficult time entering the 12 foot wide lane without encroaching on the northbound lane.

There are a few options that could be considered. The most complete improvement would be to widen the bridge to add a northbound 2nd lane which would become a right turn lane at the Coulee Road intersection. This possibility was reviewed by our bridge department who are quite familiar with the bridge. The following is from their response:

"The existing 11th Street bridge over Interstate 94 (Br# B-55-026) was built in 1973 and the east sidewalk removed and a concrete deck overlay placed in 1997. The deck was sealed in 2014 and 2017. The bridge is a 236-foot-long two span haunched steel deck girder structure with a 5-foot sidewalk on the west side and approximately 47 feet between the sidewalk curb and a barrier on the east. There is nearly 20 feet of clearance above IH-94. More than the 16'-6" typically needed. The bridge has an inventory load rating of HS-19 and operation rating of HS-32. The bridge has a sufficiency rating of 86.2. There is no load posting of the bridge and the bridge is not eligible for state or federal rehabilitation or replacement funding due to these relatively high ratings. The bridge is owned and maintained by the state.

"Based on the most recent routine inspection made on June 27, 2018, several deficiencies noted were the cracking and spalling of the center pier columns and cap and on the abutments. The paint on the steel beams is also flaking off of the lower flanges of most of the beams. The deck is in relatively good condition with minor transverse underside cracking and top surface abrasion.

"Widening of the bridge is possible but would have to be done in conjunction with the Department of Transportation. It is unknown if the state has any future plans to replace or widen this bridge since the ratings are relatively good and it serves the geometric requirements of the interstate highway below. The bridge would be most economically widened by 12 feet with the addition of a single girder, an additional pier column and

widened abutments. Widening beyond 12 feet would require additional girders. Widening this bridge 12 feet to the east to create an additional lane would have a construction cost of approximately \$650,000. The remaining service life of the bridge is controlled by the deteriorating condition of the piers and is estimated to be approximately 20 years. A new replacement bridge with a single 12 foot wide walk/trail and 56 foot roadway width would have an estimated construction cost of \$2,800,000 in current dollars."

The plans and bridge inspection report are available if you want them.

An additional option would be to widen the east side similar to the west side to add a triangular area for a channelized northbound right turn. This would have little effect if there is stopped thru traffic.

A third option would be to review the current signal timing and phasing. Left turn phases exist on all four approaches at Coulee Road. A brief capacity and simulation program would determine what improvements in efficiency could be made with timing adjustments, and possibly phasing changes. This would also permit an evaluation of the improvements a separate northbound left turn phase would make if the bridge were widened. A similar review could be made at Crest View Drive.

A roundabout could also be considered, but it would have to be positioned to the northeast to get proper alignment on the south and west approaches. It would require considerable right of way. A simple concept design could be laid out to estimate the extent of the right of way needed.

It would appear that the capacity and simulation program to review the operation at Coulee Road would be the best next step, but any of the options could be further reviewed.



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**TO:** Plan Commission

**FROM:** Community Development

**DATE:** March 26, 2019

**SUBJECT:** Recommendation to the Common Council to set a public hearing date for an amendment to Municipal Code, Chapter 255, Zoning, to include small animal or reptile education businesses.

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**BACKGROUND:**

Current City of Hudson zoning code does not directly address business associated with small animal or reptile education. Example proposed businesses include classroom-style education and programs. The City has received inquiries from persons with interest in developing these types of businesses in the City of Hudson. These types of businesses may be beneficial to the City of Hudson if located in appropriate areas that are compatible with surrounding land uses. In order to perform these uses, it is proposed that businesses will need to receive a Conditional Use Permit.

**STAFF RECOMMENDATION:**

Recommends the Plan Commission recommend the Common Council set a public hearing date to consider a municipal code amendment.

**ACTION REQUESTED:**

Recommend the Common Council set a public hearing date of May 6, 2019 to consider a municipal code amendment.

**ATTACHMENTS:**

Chapter 255 - Small Animal Education permitted land use ordinance

Prepared by: Emily Sorenson, Community Development Clerk  
Through: Mike Johnson, AICP, Community Development Director

**ORDINANCE NO. \_\_ - 19**

**AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF HUDSON, WISCONSIN**

WHEREAS, the City has received inquiries from persons with interest in developing animal education businesses in the City of Hudson;

WHEREAS, the Hudson City Code, particularly the zoning code, does not directly address these types of businesses;

WHEREAS, the City Plan Commission and Common Council believe these types of businesses may be beneficial to the City of Hudson if located in appropriate areas of the City of Hudson where they would be compatible with the surrounding uses;

THE COMMON COUNCIL OF THE CITY OF HUDSON HEREBY ORDAINS AS FOLLOWS:

**SECTION 1:**

**CHAPTER 255. ZONING**

**§255-75.3. Small Animal Education Facilities.**

**A. Purpose.**

- (1) The purpose of this section is to establish standards for small animal education facilities in residential, commercial and industrial zoning districts.
- (2) These provisions establish the framework for City review of applications for small animal education facilities, the zoning districts in which they are permitted, and the standards which apply to development of these businesses in the various zoning districts.

**B. Definitions.**

**SMALL ANIMAL EDUCATION FACILITY**

A business involved in research and public educational awareness about small animals and/or reptiles that is limited to the following uses:

1. Sale of small animal and/or reptile caretaking supplies.
2. Sale of small animals and/or reptiles.
3. Classroom-style education to be provided to children and adult groups.
4. First-hand exposure to small animals and/or reptiles that are securely enclosed.
5. Training of small animals and/or reptiles.

**C. Uses permitted by zoning district.**

- (1) The table below establishes the level of review by which applications for small animal education facilities will be processed. If a zone is not listed in the table, small animal education facilities are not permitted in that zoning district.
- (2) Review standards and procedures will include certificates of compliance under Hudson City Code §255-77 and conditional use permits under Hudson City Code §255-76, and requirements established under this section.

**Small Animal Education: Permitted Zoning Districts and Required Reviews.**

**Small Animal Education**

AR	B-2	B-3	B-4	I-1
<u>Agricultural Residential</u>	<u>General Business</u>	<u>Central Business</u>	<u>Central Business</u>	<u>Light Industrial</u>
CUP	CUP	CUP	CUP	CUP

**NOTES:**

P = Permitted

CUP – Conditional Use Permit

- D. **Conditional Use Permit standards.** Where a use is specified as requiring a conditional use permit (CUP), the standards and requirements of §255-76 apply. The following standard also applies for a conditional use permit required for small animal education facilities and carries the same importance in the review.

- (1) Small animal educational facilities shall provide the number of small animals to be housed onsite, what species they are, and what the animals' maximum size will be. If the small animals are lizards and/or reptiles, a measurement in length shall be required.

**SECTION 2: SEVERABILITY.** If a court of competent jurisdiction determines any section, clause, provision or portion of this ordinance to be unconstitutional or invalid for any reason, the remainder of this ordinance shall not be affected thereby.

**SECTION 3: EFFECTIVE DATE.** This ordinance shall become effective upon adoption by the Common Council and publication as provided by law.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

APPROVED:

\_\_\_\_\_  
Rich O'Connor, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Rogers, City Clerk

First Reading: \_\_\_\_\_

Date Adopted: \_\_\_\_\_

Date Published: \_\_\_\_\_; send affidavit of publication